

Palatine

CORPORATE CENTER

153,687 SF – Divisible | Class A New Construction | Immediate Occupancy

4,706 SF Spec Office



View property highlights!

150 Sellstrom Drive | Palatine, IL 60067

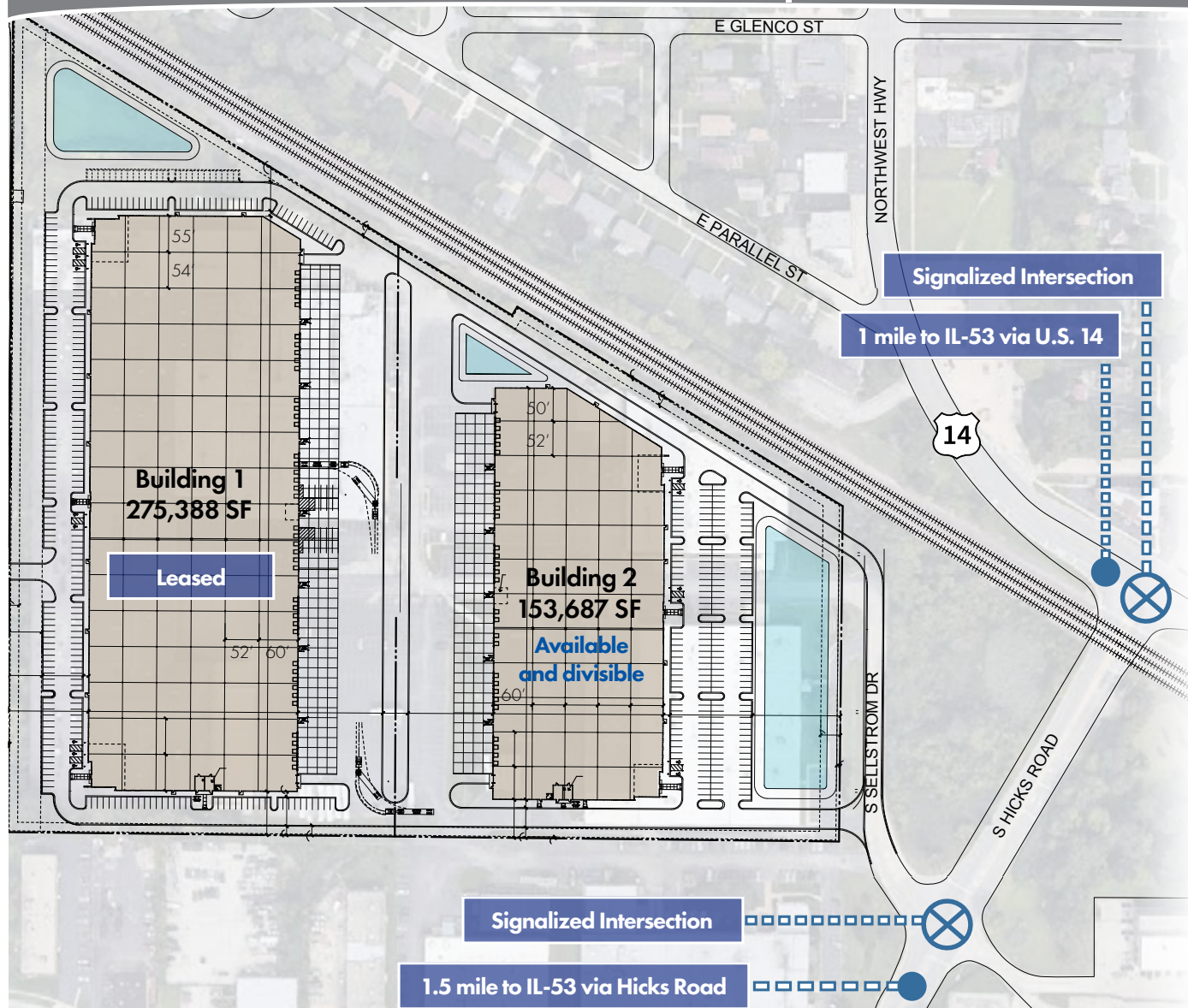


Steve Trapp
Email: steve.trapp@jll.com
Phone: 773.458.1415

Sam Durkin
Email: sam.durkin@jll.com
Phone: 773.343.4361



Divisible to 50,000 SF | Class A New Construction



Building Specifications

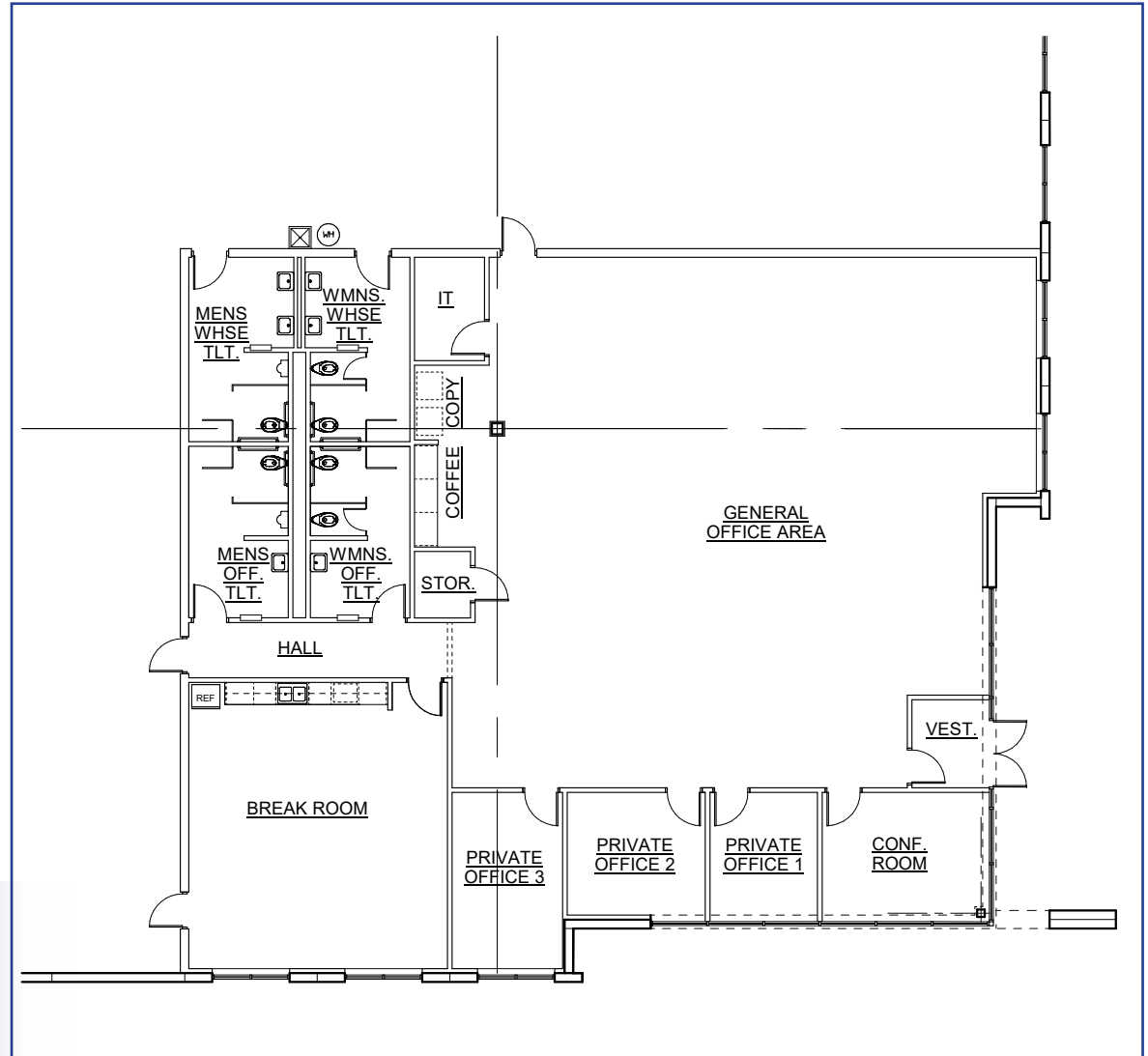
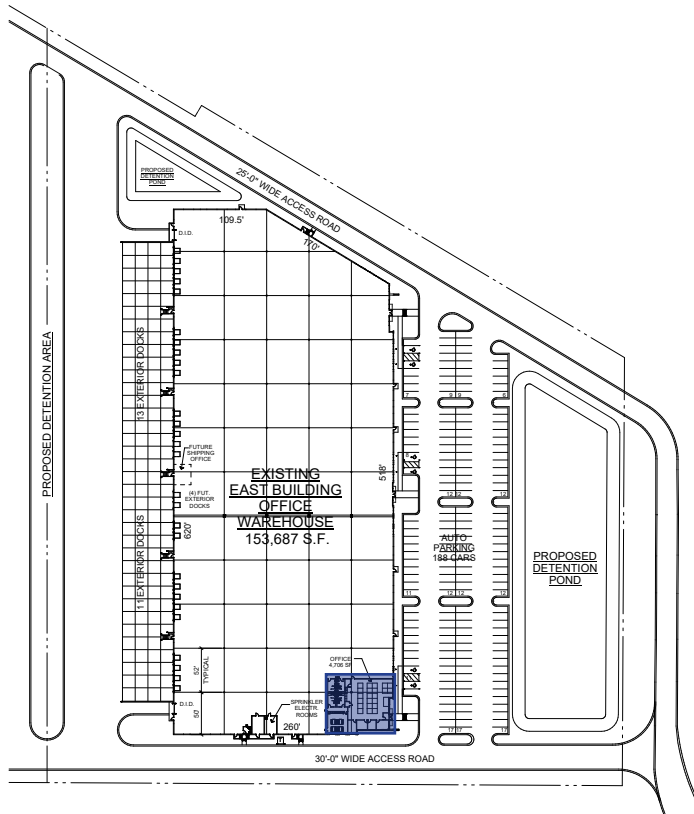
Building 1 | 200 Sellstrom Drive

Building Size:	275,388 SF
Office:	To suit
Clear Height:	32'
Columns:	52'x54' 60' speed bays
Exterior Docks:	38 (Expandable to 56)
Drive-in Doors:	2
Car Parking:	239
Sprinklers:	ESFR
Power:	4,000 amps

Building 2 | 150 Sellstrom Drive

Building Size:	153,687 SF
Office:	4,706 SF
Clear Height:	32'
Columns:	50'x52' 60' speed bays
Exterior Docks:	24 (Expandable to 38)
Drive-in Doors:	2
Car Parking:	188
Sprinklers:	ESFR
Power:	4,000 amps

150 Sellstrom Drive | Spec Office Plan



View property
highlights!

150 Sellstrom Drive Spec Office



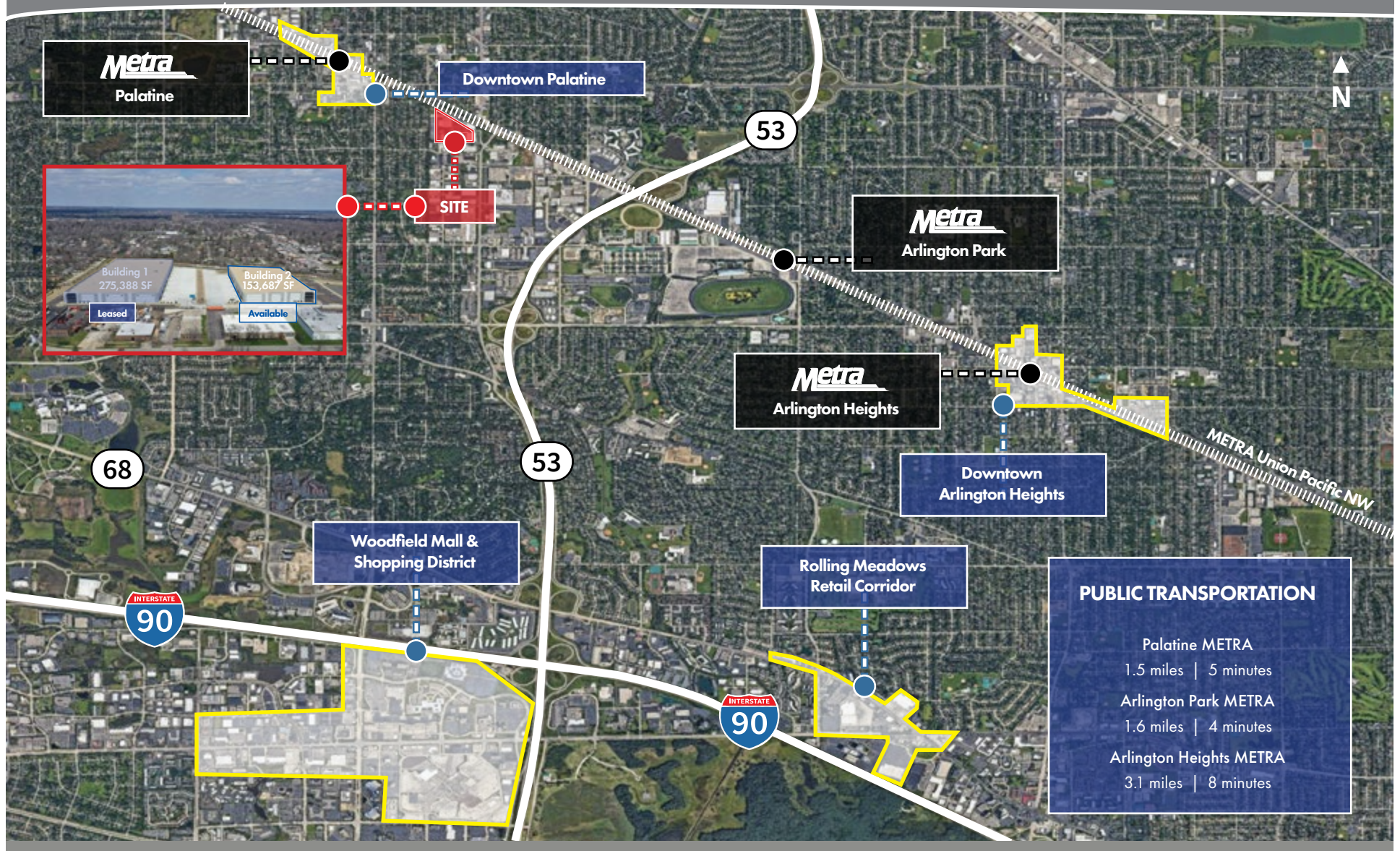
Location Advantage



150 Sellstrom Drive

Palatine, IL

Ideal for Last Mile Distribution



150 Sellstrom Drive

Palatine, IL

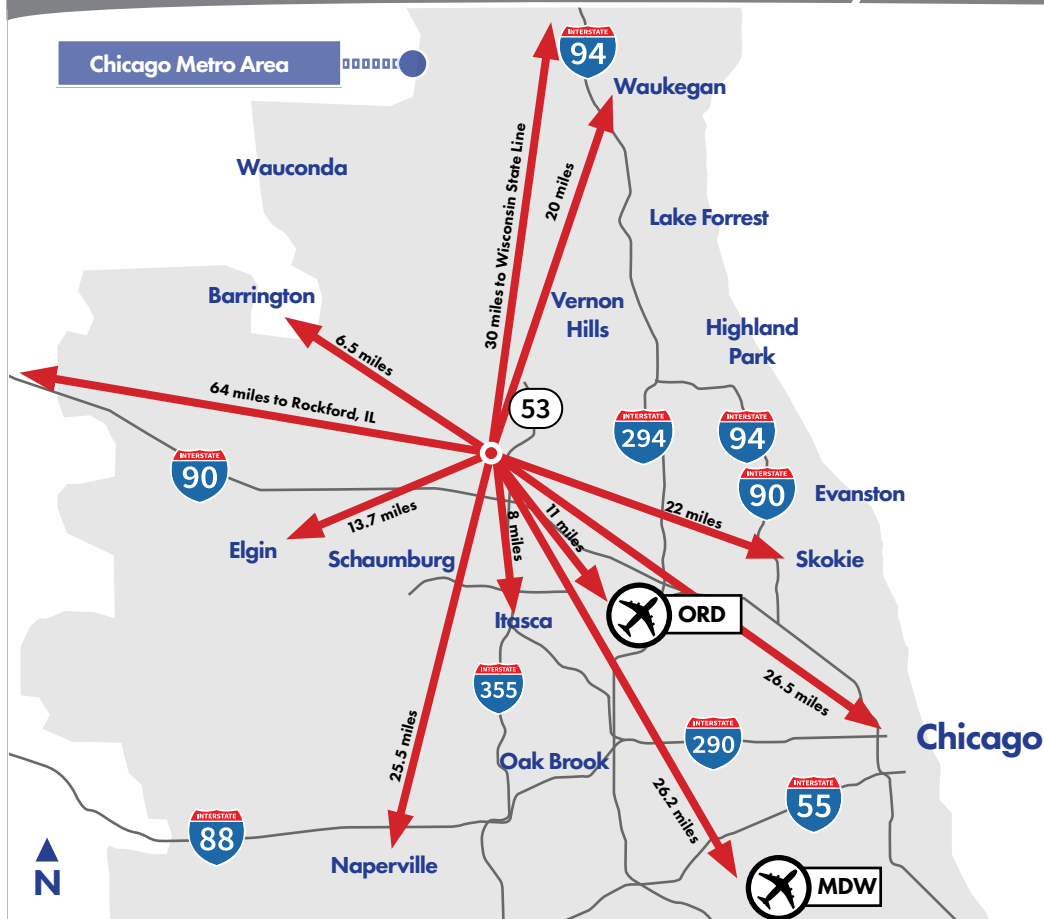
150 Sellstrom Drive: **153,678 SF - Divisible**



150 Sellstrom Drive

Palatine, IL

Proximity & Demographics



Area Demographics

10 MINUTE DRIVE TIME

Total Population:	144,582
Total Labor Force:	83,618
Blue Collar Workers:	16,825

20 MINUTE DRIVE TIME

Total Population:	606,432
Total Labor Force:	347,151
Blue Collar Workers:	62,531

30 MINUTE DRIVE TIME

Total Population:	1,712,484
Total Labor Force:	952,018
Blue Collar Workers:	267,629



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palatinecc.com